

YORK COLLEGE DEVELOPMENT AREA

City of New York, New York

URBAN RENEWAL PLAN

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MAPS Project Boundary and Land Use Plan

EXHIBITS Boundary Description



Superseded

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URBAN RENEWAL PLAN

B. DESCRIPTION OF NDP URBAN RENEWAL AREA

1. Boundaries of the Urban Renewal Area

The York College Urban Renewal Area is located in the Borough of Queens and generally bounded by (see Project Boundary and Land Use Plan dated October 1968): the Long Island Railroad tracks on the North; 165th Street on the East; South Road on the South; the Long Island Railroad tracks and 158th Street on the West (A detailed boundary description is included under Exhibits).

2. Statement of Development Objectives

The objectives of this Urban Renewal Plan are the elimination of blighting influences from the Urban Renewal Area, the support and strengthening of existing land uses in the general neighborhood area; the removal of substandard and blighting influences and unsanitary conditions from the Urban Renewal Area; the elimination of impediments to land disposition and development; the establishment of a new public college; and the creation of an overall environment of the highest possible quality.

3. Types of Proposed Renewal Action

1. Clearance and Redevelopment

All property to be acquired will be cleared for redevelopment.

2. Rehabilitation

Not applicable.

C. LAND USE PLAN

1. Land Use Map, dated October 1968, shows proposed land uses.
2. Land Use Provisions and Building Requirements

References in this Urban Renewal Plan to the provisions of the Zoning Resolution covering the land use and building requirements, controlling the permitted use of redevelopment parcels, required off-street parking and loading areas, etc., shall be as defined in the Comprehensive Amendment to the Zoning Resolution of the City of New York, as published in the City Record on November 10, 1960, and approved by resolution of the Board of Estimate on December 15, 1960, and as amended to July 31, 1968.

The present manufacturing zoning will be changed to an appropriate residential or commercial zoning district.

Wherever both specific controls in the Urban Renewal Plan and reference to the Zoning Resolution are used, in cases of conflict the more restrictive control shall govern.

a. Permitted Uses

The reuse for the entire York College Renewal Area will be institutional.

b. Additional Regulations, Controls or Restrictions to be Imposed by the Plan on the Sale, Lease or Retention of all Real Property Acquired.

Not applicable.

c. Duration of Land Use Provisions and Building Requirements

The foregoing land use provisions and building requirements shall remain in effect for a period of forty (40) years, from the date of approval of the Urban Renewal Plan by the Board of Estimate of the City of New York, except as provided in Section F. hereunder.

D. PROJECT PROPOSALS

1. Land Acquisition

Clearance and Redevelopment

All properties within the project area, including those subject to the provisions delineated below, shall be acquired for clearance and redevelopment. See Map 1, Project Boundary and Land Use Map, which is attached.

It is the intent of this plan to extensively negotiate with the owners of the following properties, which include three cemeteries and public utility property, for purchase of their lands and relocation of the graves and public utilities. In the event such negotiations cannot be concluded, application for acquisition of these properties by condemnation proceedings will be instituted.

<u>BLOCK</u>	<u>LOTS</u>
10099	1,36,80
10117	26
10159	54

2. Redevelopers' Obligations

- a. The regulations and controls set forth in Section C hereof will be implemented, wherever applicable, by appropriate covenants or other provisions in agreements for land disposition and conveyance, executed pursuant thereto.
- b. The redevelopers shall devote the land solely to the uses specified in this Urban Renewal Plan.
- c. The redevelopers shall begin and complete the development of the land for the uses required in this Urban Renewal Plan, and the construction of the improvements agreed upon in the respective land disposition contracts within a reasonable period of time, as determined and set forth in the contracts between the City of New York and the respective redevelopers.
- d. The redevelopers of project land shall not sell, lease or otherwise transfer such land at any time prior to the completion of the re-development thereof without the prior written consent of the City of New York, except as set forth in the contracts between the City of New York and the respective redevelopers.
- e. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the City of New York, or by a redeveloper or any of his successors or assigns, whereby land in the project area is restricted upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants running with the land, which will prohibit any such restrictions, shall be included in the disposition instruments.

f. Site plans, architectural drawing, outlines specifications and schedules of materials and finishes for the construction of improvements on the land, all in sufficient detail to permit determination of compliance with the intent and controls of the Urban Renewal Plan and the design and character of proposed construction, shall be submitted for review and approval to the Housing and Development Administration by each redeveloper prior to commencement of construction. Any material changes proposed after receipt of such approval by the Housing and Development Administration shall be similarly submitted for review and approval. As-built drawings shall be submitted to the Housing and Development Administration after construction for final determination of compliance.

3. Underground Utility Lines

Existing overhead telephone and electric lines in the redevelopment area are to be removed and relocated underground.

E. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF APPLICABLE STATE OR LOCAL LAW

The following statement is set forth to indicate compliance with Article XV of the General Municipal Law of the State of New York and more particularly Section 502 thereof:

1. Statement of Proposed Land Uses - See Section C of this Urban Renewal Plan;
2. Proposed Land Acquisition, Demolition and Removal of Structures - See Section C of this Urban Renewal Plan. It is anticipated that street closings will be required. Any such closings will be subject to the usual City procedure for remapping.
3. Proposed Public, Semi-Public, Private or Community Facilities or Utilities
See Sections C and D of this Urban Renewal Plan;

4. Proposed New Codes and Ordinances and Amendments to Existing Codes and Ordinances - No new codes or ordinances are required to effectuate this Urban Renewal Plan; however, amendments to the existing zoning regulations are anticipated.
5. Proposed Time Schedule for the Effectuation of This Urban Renewal Plan

	<u>To Begin</u>	<u>Complete</u>
Land Acquisition	June, 1969	June, 1970
Relocation	July, 1969	January, 1971
Demolition and Site Clearance	September, 1969	March, 1971
Installation of Project Improvements	January, 1970	September, 1971
Disposition of Land	January, 1969*	May, 1971

*First stage consists of City owned land.

F. CHANGES IN APPROVED PLAN

The Urban Renewal Plan may be modified at any time by the City of New York provided that, if modified prior to the termination of the Government's financial obligation such modification be concurred in by the Department of Housing and Urban Development and provided further that if such modification adversely affects, as determined by the Housing and Development Administration, any land disposed of by the City of New York for redevelopment (new construction as distinguished from rehabilitation), written consent to such modification must be obtained from the purchaser, mortgagee, and/or lessee of such real property or its successors and assigns which consent shall not be unreasonably withheld.

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BOUNDARY DESCRIPTION

The York College Urban Renewal Plan encompasses the following area whose boundary is described as follows:

Lying within the Borough of Queens, City and State of New York;

Beginning at the intersection of the northerly prolongation of the westerly line of Denton Street (158th Street) with the southerly line of the Long Island Railroad Right-of-Way;

Thence easterly along the southerly line of the Long Island Railroad Right-of-Way to the corner formed by its intersection with the westerly line of 159th Street;

Thence across 159th Street to the intersection of the easterly line of 159th Street with the southerly line of the Long Island Railroad Right-of-Way in block 10103;

Thence easterly along the southerly line of the Long Island Railroad Right-of-Way in block 10103 to its intersection with the westerly line of 160th Street;

Thence across 160th Street to the intersection of the easterly line of 160th Street with the southerly line of the Long Island Railroad Right-of-Way in block 10104;

Thence easterly along the southerly line of the Long Island Railroad Right-of-Way in block 10104 to its intersection with the westerly line of Union Hall Street;

Thence across Union Hall Street to the intersection of the easterly line of Union Hall Street with the southerly line of the Long Island Railroad Right-of-Way in block 10106;

Thence easterly along the southerly line of Long Island Railroad

Right-of-Way in block 10106 to its intersection with the westerly line of New York Boulevard;

Thence across New York Boulevard to the intersection of the easterly side of New York Boulevard with the southerly line of the Long Island Railroad Right-of-Way in block 10152;

Thence easterly along the southerly line of the Long Island Railroad Right-of-Way in block 10152 to its intersection with the westerly line of 165th Street and continuing along the easterly prolongation to its intersection with the easterly line of 165th Street;

Thence southerly along the easterly line of 165th Street and southerly prolongation to its intersection with the southerly line of South Road;

Thence westerly along the southerly line of South Road and across 165th Street, 164th Street, New York Boulevard, Union Hall Street, 160th Street, 159th Street and Denton Street (158th Street) to its intersection with the southerly prolongation of the easterly line of Long Island Railroad Right-of-Way in block 10115;

Thence northerly along the easterly line of the Long Island Railroad Right-of-Way in block 10115 and its prolongation to its intersection with the northerly line of Liberty Avenue;

Thence easterly along the northerly line of Liberty Avenue to the corner formed by the intersection of the northerly line of Liberty Avenue with the westerly line of Denton Street (158th Street);

Thence northerly, along the westerly line of Denton Street (158th Street) to the point or place of beginning.